

DEPARTMENTAL BUDGET INFORMATION BUILDINGS & SAFETY ENGINEERING (13)

MISSION

The mission of the Buildings and Safety Engineering Department is to provide for the safety, health and welfare of the general public as it pertains to buildings and their environs in an efficient, cost effective, user-friendly professional manner, making Detroit the place to build, develop and live.

DESCRIPTION

The Buildings and Safety Engineering Department enforces zoning and construction codes that control the creation, alteration, use and maintenance of new and existing buildings and structures. The Department issues permits and monitors construction and use through inspection services. The maintenance of conditions in existing buildings and their environs are regulated by Ordinances that require periodic inspections. The department is the public agency responsible for administering and enforcing the provisions of the various codes regulating construction, property maintenance and the demolition of structures. The enforcement authority for zoning ordinances also resides with the department. Additionally, the department coordinates the business licensing function for the City of Detroit, making the department the clearinghouse for all business licenses to assure that businesses meet building, fire and health standards before a license is issued.

MAJOR INITIATIVES

The department continues to accounts for operations in a special revenue fund to be in compliance with Michigan public act 245 of 1999. The act requires the Buildings and Safety Engineering Department to segregate its financial activity from the City's general

fund, yet remain within the City's book of record.

In accordance with the Michigan Construction Code, the B&SE continues with its efforts to identify opportunities for increased revenue and to move more in line with the rate structure review completed during the 2002-03 fiscal year by Pierce, Monroe & Associates and Maximus Consulting Group. One benefit of this Cost of Service Analysis was the identification of opportunities for increased revenue by reducing subsidies for fee-based services.

The Tidemark/Acella software implementation program will continue during the 2004/05 fiscal year, with automation of the Building permits and continuing input of current records.

The **Buildings Division** will continue enforcement of the Building Code inspection process for new construction, renovation, remodeling and the enforcement of the new "Michigan Rehabilitation Code For Existing Buildings". A new **Property Maintenance Division** has been created to support an increase in the level and volume of buildings inspected annually as required by the newly adopted Property Maintenance Code. This new Property Maintenance Division provides periodic inspections to all existing structures to encourage property maintenance and stabilize neighborhood communities. This activity supports the 'Kids, Cops, Clean' initiative. The adoption and enforcement of the property maintenance code as a municipal civil infraction during fiscal 2003-04 brought annual inspections to commercial properties to ensure their maintenance and the safety of the public.

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During 2004-05, the **B&SE** will continue with the enforcement of City codes relative to dangerous structures. This activity will include barricaded structures, requiring rehabilitation plans for occupancy. Demolition of structures that are open to trespass will continue, although deferral activity is expected to increase as property values continue to rise and more property owners sell or attempt to save their properties. The **Demolition Division** will partner with the Property Maintenance Division to ensure that enforcement continues to focus on vacant structures near schools to support the 'Kids, Cops, Clean' initiative. The division will also continue to perform evaluations of vacant, abandoned and dangerous structures to assist the revitalization of Detroit's tax base and housing stock while eliminating blight through rehabilitation or demolition.

During fiscal 2004/05 the **Zoning Enforcement Unit** will continue to audit the conditions of special land use grants and the enforcement of commercial and residential properties as it relates to zoning issues.

The **Housing/Plumbing Division** performs pre-sale inspections of one and two family dwellings in compliance with the City of Detroit Housing Ordinance. During the 2004/05 the department will continue its Neighborhood stabilization efforts of 1) city-wide property maintenance code enforcement and 2) increased enforcement of rental property inspection with priority enforcement activity on rental properties with multiple units and landlords holding more than 10 properties.

The plumbing section performs cross-connection inspections of water systems to ensure the prevention/elimination of contamination in the potable drinking water system.

The **Mechanical/Electrical Division** will continue to focus on the biennial inspection programs during fiscal 2004-05 in an effort to maintain Detroit as a major accident free area relative to Boilers, Elevators, and Mechanical equipment operations and comply with the 'kids, cops, clean' initiative. The Mechanical/Electrical Division is comprised of four inspection sections (elevators, boiler, electrical and mechanical) responsible for the regulation of the design, installation, and maintenance of mechanical and electrical equipment. Two additional units handle the administrative areas within the Division. The Examination Section handles the testing of business and occupational licenses relating to the operation of mechanical and electrical equipment. The Court Enforcement Section ensures compliance of mechanical/electrical violations and abatement of consumer fraud through owner identification procedures and issuance of tickets. Electrical inspection, contractor examination, and journeyman licenses examinations are also performed.

Major accomplishments include:

- ❖ Issued more than 6,000 building permits for home and business improvement
- ❖ Issued 785 new construction permits
- ❖ Issued more than 2,000 business licenses
- ❖ Issued more than 7,000 occupational licenses

PLANNING FOR THE FUTURE

Departmental reorganization and the continued integration of the Tidemark

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permitting system are the foundation for future department operations.

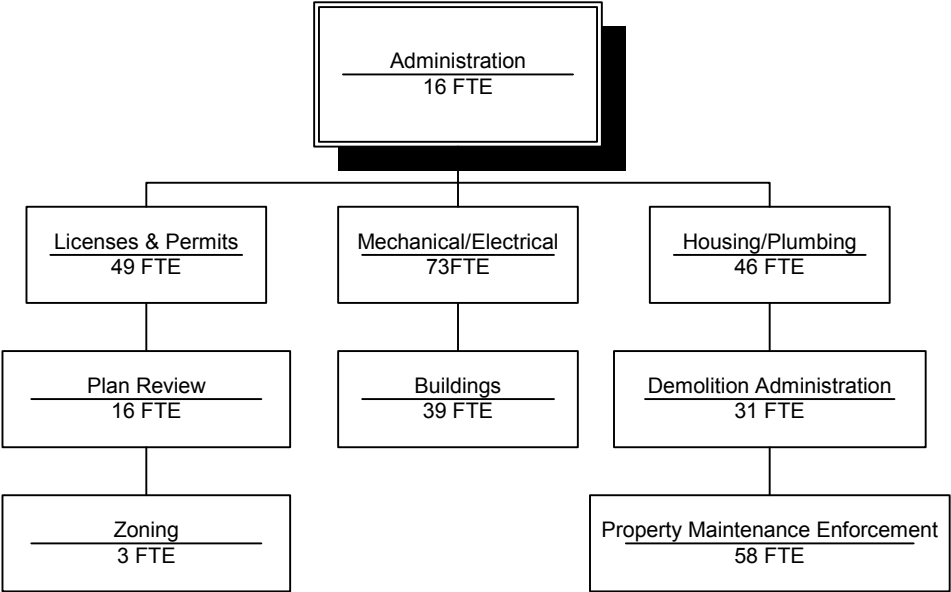
The department will continue to analyze the way it provides services and to identify non-priority services in order to shift resources into code enforcement improvements, including better follow up of expired permits and non-complied violation notices

Rising permit volumes and the demand for faster, improved, cost effective service is expected to continue. The B&SE's ability to meet these challenges relies on strategies that embrace process improvements, job

redesign, and the automation and integration of permit and inspection services to maximize staff productivity and reduce reliance upon clerical support staff. The complete implementation of the Tidemark permitting software is critical to this effort.

During the 2004-05 fiscal year the B&SE expects to completely integrate the business license function into the department. This alignment is expected to bring cost savings as well as allow citizens and businesses to receive needed licensing service from one City agency.

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PERFORMANCE GOALS, MEASURES AND TARGETS

Goals: Measures	2002-03 Actual	2003-04 Projection	2004-05 Target
Enforce codes within the framework of nationally recognized codes:			
Number of electrical inspections	13,650	14,000	13,300
Number of plumbing inspections – cross connections	4,100	3,000	3,000
Building inspections	43,598	41,741	45,000
Maintain the stability and safety of neighborhoods:			
Number of pre-sale housing inspections paid	9,434	10,500	10,575
Number of dangerous buildings inspected	19,841	10,500	23,780
Number of nuisance abatement contracts completed program to date	392	452	522
Satisfy business, residential and other customers:			
Building permits issued			
Total permits issued	8,435	7,500	7,500
Operate the department self-sufficiently:			
Percent of fees collected	48	60	75
Build and maintain a high-performance organization:			
Number of employee participation teams	4	4	4
Reduce the number of vacant and dangerous structures within the city:			
Buildings demolished	783	1,300	2,500

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EXPENDITURES

	2002-03		2004-05		
	Actual	2003-04	Mayor's	Variance	Variance
	Expense	Redbook	Budget Rec		Percent
Salary & Wages	\$13,227,175	\$14,930,412	\$14,864,168	(\$66,244)	0%
Employee Benefits	6,578,667	8,305,627	8,525,995	220,368	3%
Prof/Contractual	119,017	6,975,550	8,115,140	1,139,590	16%
Operating Supplies	1,631,814	132,518	369,818	237,300	179%
Operating Services	-	108,280	4,684,554	4,576,274	4226%
Capital Equipment	23,801	199,200	210,000	10,800	0%
Capital Outlays	2,314	5,000	-	-	0%
Other Expenses	36,040	3,884,269	328,225	(3,556,044)	-92%
TOTAL	\$21,618,828	\$34,540,856	\$37,097,900	2,562,044	7%
POSITIONS	306	338	331	(7)	-2%

REVENUES

	2002-03		2004-05		
	Actual	2003-04	Mayor's	Variance	Variance
	Revenue	Redbook	Budget Rec		Percent
Licenses/Permits	\$16,318,674	\$23,282,333	\$24,982,497	\$1,700,164	7%
Fines/Forfeits/Pen	-	-	1,558,759	1,558,759	100%
Grants/Shared Taxes	615,356	9,337,170	10,536,644	-	0%
Sales & Charges	(255,668)	-	20,000	20,000	100%
Contribution/Transfers	4,443,441	1,911,353	-	-	0%
Miscellaneous	1,963	10,000	-	-	0%
TOTAL	\$21,123,766	\$34,540,856	\$37,097,900	\$3,278,923	9%